

MIAMI LIVING

Arte Surfside Lists \$38 Million Combo Penthouse

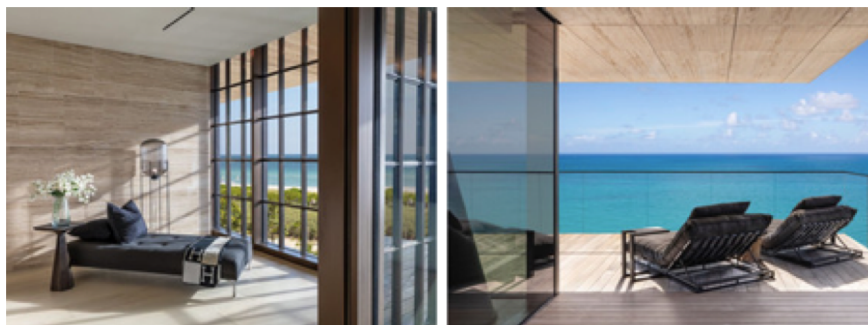


Hero II, building designed by Antonio Citterio

A spectacular \$38 million conceptual penthouse just hit the market at [Arte](#), Miami's most exclusive oceanfront condominium. Designed by master Italian architect Antonio Citterio, Arte is a magnet for the rich and the famous for its small scale, first-class service and incredible lifestyle programming and amenities, where the experience can be likened to that of a private club.



This latest penthouse offering, dubbed Villa Nove, gives buyers the option to combine three residences, which span the entire 9th and half the 8th floors, to form a massive, 8,193-square-foot oceanfront home with over 3,700 square feet of private outdoor space. When combined, Villa Nove will feature six bedrooms, seven and a half baths, space for an office or home gym, a wine room, beauty parlor, theater and five enclosed, temperature-controlled parking spaces. It's the only penthouse currently available in the prestigious Surfside neighborhood.



Villa Nove was created in response to the demand in the market for larger luxury listings. The developers, Alex Sapir and Giovanni Fasciano, wanted to cater to buyers looking for trophy homes that would be suitable for year-round, resort-style living. In designing the new floor plan, they tripled the size of the oceanfront master suite — adding a midnight bar, more closet space, dressing room and a beauty parlor — and transformed the second and third bedrooms into “sunset master suites” with framed views of Downtown Miami.

Additionally, the developers designated expansive indoor/outdoor entertaining spaces on the top level, providing the perfect setting for al fresco, waterfront dining. As the only available residence at Arte with a terrace wrapping 360 degrees around the property, Villa Nove offers a jaw-dropping 300 feet of oceanfront views and an unmatched opportunity to live luxuriously in Miami.



Arte Surfside Wine Lounge

The penthouse is also a rare opportunity to purchase at Arte, a 12-story building comprising just 16 exclusive residences. Arte was built to appeal to an exclusive selection of buyers who have not found quality design, privacy or outstanding service anywhere else in Miami.

Residents at Arte enjoy a robust suite of amenities not found in other Miami luxury condominiums. They include a 75-foot indoor swimming pool, an outdoor swimming pool and beachfront meditation pond, a rooftop tennis court, state-of-the-art fitness center and yoga studio and sauna and steam room. Additional facilities include a children’s playroom, residents’ lounge, catering kitchen for out-of-home entertaining, and private temperature-controlled parking spaces.



A hallmark of Arte’s lifestyle program is its exclusive tennis partnership with celebrity coach James Bollettieri, whose family pioneered the modern tennis academy, now known as IMG Academy, and developed star players including Andre Agassi, Anna Kournikova, Jim Courier and Monica Seles. The Bollettieri Experience at Arte Surfside offers residents high-performance training sessions as well as private tennis instruction from James Bollettieri, a Surfside local himself, and his team of tennis pros.

Other services at Arte can be booked by Arte’s concierge. This includes residents’ dining, entertainment or travel reservations globally, or regular appointments like tutoring, babysitting or housekeeping. A standout service that can be arranged is personalized art consulting with Monica Kalpakian, an esteemed art patron recognized as a founding member of Art Basel Miami Beach, a member of Tate Modern’s International Council and a former board member of the BASS and Moca Miami Museums. Arte recently entered a partnership with Command Education for tutoring, as well.

For everyday luxury, Arte employs a team of white-glove butlers. They serve as the backbone of the property, reached on-demand via a call button within every amenity space. They handle everything from pantry and refrigerator stocking and setting up daybeds to laying out towels and providing poolside food and beverage services from restaurants like Bal Harbour's Makoto. There is a butler on staff for every residence to ensure a smooth and seamless everyday lifestyle.



Prices at Arte by Antonio Citterio start at \$9.3 million. Sales are exclusively handled by Douglas Elliman Development Marketing.

For more info visit <https://artesurfside.com/>

By ML Staff. Images courtesy of Arte Surfside